



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 2304600
Applicant Name: N. Shawn Olesen
Address of Proposal: 11025 20th Avenue Northeast

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one parcel into two parcels of land. Proposed parcel sizes are: Parcel A-7,200.4 sq. ft. and Parcel B-7,794.7 sq. ft. Existing single family residence to remain. Existing accessory structure (shed) to be removed.

The following approval is required:

Short Subdivision – to create two parcels of land (SMC Chapter 23.24).

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading, or demolition, or another agency with jurisdiction.

BACKGROUND DATA

Site & Area Description

The 14,999 square foot (sq. ft.) project site is located in a Single Family residential zone with a minimum lot size of 7,200 square feet (SF 7200), located in the northeast sector of Seattle. The parcel is located on the west side of 20th Avenue Northeast, with approximately seventy-five feet (75') of street frontage. There is an existing house and a detached storage shed on the site. The subject lot is relatively flat. 20th Avenue Northeast is a paved roadway with no sidewalks and curbs on both sides of the street. It is not located within any identified or designated Environmentally Critical Areas (ECA). This street is classified as Non-arterial Street, pursuant to SMC Chapter 23.53. Surrounding properties and blocks are also zoned SF 7200.

Development in the area consists of a variety of one and two-story single-family houses of varying age and architectural style on a variety of lot sizes, consistent with the zoning designations.

Proposal

The proposal is to subdivide one parcel of land into two (2) lots. Proposed lot areas are indicated in the summary above. Proposed parcels A and B will have direct access to 20th Avenue Northeast. The existing single family residence will remain and the detached shed will be demolished.

The subject of this analysis and decision is only the proposed division of land.

Public Comment

During the public comment period which ended August 27, 2003. DPD received one (1) written comment related to potential construction impacts to trees near the subject site's northernmost property line.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, no short plat shall be approved unless all of the following applicable facts and conditions are found to exist.

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees;*

Summary - Short Subdivision

Based on information provided by the applicant, referral comments from Department of Planning and Development (DPD), Water (SWD), Fire Departments (SFD), Seattle City Light, and review by the Land Use Planner, the above cited criteria have been met subject to the conditions

imposed at the end of this decision. The lots to be created by this short subdivision will meet all minimum standards or applicable exceptions set forth in the Land Use Code, and are consistent with applicable development standards. As conditioned, this short subdivision can be provided with vehicular access, public and private utilities and access (including emergency vehicles). Adequate provisions for drainage control, water supply and sanitary sewage disposal have been provided for each lot and service is assured, subject to standard conditions governing utility extensions. The proposal site is not located in an environmentally critical area; therefore SMC 25.09.240 is not applicable. The proposed plat maximizes the retention of the majority of the existing trees. The public use and interest are served by the proposal since all applicable criteria are met and the proposal creates the potential for additional housing opportunities in the City.

DECISION - SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED**.

CONDITIONS - SHORT SUBDIVISION

Conditions of Approval Prior to Recording

The owner(s) and/or responsible party(s) shall:

1. Have final recording documents prepared by or under the supervision of a Washington state licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown. Lot areas shall be shown on the plat. All existing structures, principal and accessory, shall be shown on the face of the plat, and their distances to the proposed property lines dimensioned.
2. Submit the final recording forms for approval, and any necessary fees.
3. Insert the following on the face of the plat: "Any tree removal or replacement is subject to the requirements of Seattle Municipal Code 23.44.008".
4. A no-protest agreement for future improvements to 20th Avenue Northeast shall be signed and recorded with the King County Department of Records and Elections.
5. Add the conditions of approval to the face of the plat.
6. Due to the limited capacity of the mapped soil type's ability to infiltrate stormwater runoff, a drainage plan should be prepared based upon the corrected rate of infiltration for the soils found on-site and approved by a DPD drainage reviewer.

7. Specify the location, description and removal of all trees at least 6" in diameter measured 4.5' above the ground, with species indicated on the face of the plat.
8. Include an easement to provide for electrical facilities and service to the proposed lots as required by Seattle City Light (as described in Exhibit "A," P.M. #260428-3-049) on the final short subdivision.
9. Include a 10' wide utility easement along the north property line per Water Availability Certificate (WAC) #200-0812 on the final short subdivision.

Prior to the Individual Transfer or Sale of Lots

1. Legally demolish or remove the existing structure (shed) prior to sale, purchase, or other ownership transfer of any of the parcels.

After Recording and Prior to Issuance of Any Building Permits

The owner(s) and/or responsible party(s) shall:

1. Attach a copy of the recorded short subdivision to all copies of future building permit application plans.
2. Attach a copy of the approved drainage plan to all copies of future building permit application plans.

Signature: (signature on file) Date: December 25, 2003
Tamara Garrett, Land Use Planner
Department of Planning and Development
Land Use Services